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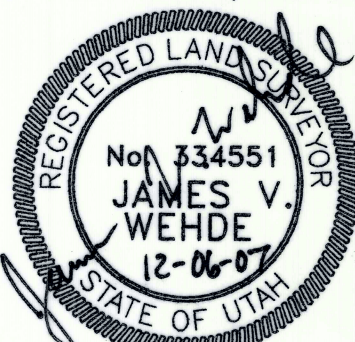
ALTA / ACSM LAND TITLE SURVEY

A portion of Sections 4, 5, 6, 9, 10, 14, 15, 22 and 23 and all of Sections 7 and 8, Township 1 South, Range 8 West; also a portion of Sections 1 through 6, inclusive, and all of Sections 7 through 12, inclusive, Township 1 South, Range 9 West, Uintah Special Base and Meridian, Wasatch and Duchesne Counties

SURVEYOR'S CERTIFICATION:

To: Southern Cross Ranch, LLC;
Whisper Canyon, L.C.;
First American Title Insurance Agency LLC; &
First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



James V. Wehde, PLS.
License No. 334551

NARRATIVE

This Land Title Survey was requested by Hollis Hunt as agent for Whisper Canyon, L.C. The documentation provided for this survey is that certain Commitment for Title Insurance, Order No. 380-4964463-a AMENDED, Effective Date October 29, 2007 at 7:30 a.m., prepared by First American Title Insurance Agency, LLC.

The basis of bearings for the survey is South 00°36'15" East along the Section line between the Duchesne County Monuments found marking the North Quarter corner and Center Quarter corner of Section 23, Township 1 South, Range 8 West, Uintah Special Base and Meridian.

This survey was completed as of the date of this certification. The property lines shown hereon are based on the original Boundary Survey completed July 29, 2004. See the Surveyor's Notes for additional information.

LEGAL DESCRIPTION

(Schedule "A").

STATE OF UTAH, COUNTY OF DUCHESNE

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL MERIDIAN.

SECTION 4: SOUTHEAST QUARTER SOUTHWEST QUARTER AND SOUTHWEST QUARTER SOUTHWEST QUARTER (PARCEL 1)

SECTION 7: ALL (PARCEL 2)

SECTION 8: ALL (PARCEL 3)

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL MERIDIAN.

SECTION 9: EAST ONE HALF WEST ONE HALF; WEST ONE HALF EAST HALF; SOUTHEAST QUARTER SOUTHEAST QUARTER; WEST ONE HALF WEST ONE-HALF.

ALSO, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE EAST 80 RODS; THENCE NORTH 45°0' WEST 1866.07 FEET TO THE NORTHWEST CORNER NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 80 RODS TO BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

NORTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION 9 PARCEL 4

SECTION 10: BEGINNING AT THE NORTHWEST CORNER SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE SOUTH 1320 FEET; THENCE EAST 1320 FEET; THENCE NORTH 45° WEST 1865.7 FEET TO BEGINNING. PARCEL 5

SECTION 14: SOUTHWEST QUARTER.

ALSO: ALL LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WEST OF THE DUCHESNE RIVER AND BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 6.5 RODS; THENCE COMMENCING AT THE SAME MENTIONED CORNER 6.5 RODS; THENCE SOUTHWESTERLY 9.25 RODS TO FORM TRIANGLE. PARCEL 6

SECTION 15: SOUTHWEST QUARTER; NORTHWEST QUARTER; SOUTHEAST QUARTER; SOUTH ONE HALF NORTHEAST QUARTER; NORTHWEST QUARTER NORTHEAST QUARTER. PARCEL 7

SECTION 22: NORTHWEST QUARTER; WEST ONE HALF NORTHEAST QUARTER; SOUTHEAST QUARTER NORTHEAST QUARTER; NORTHEAST QUARTER. PARCEL 8

SECTION 23: NORTHWEST QUARTER; NORTH ONE HALF SOUTHWEST QUARTER; NORTHWEST QUARTER SOUTHEAST QUARTER; SOUTH ONE HALF SOUTHWEST QUARTER; SOUTHWEST QUARTER SOUTHEAST QUARTER. PARCEL 9

TOWNSHIP 1 SOUTH, RANGE 9 WEST, UTAH SPECIAL MERIDIAN.

SECTION 1: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 2910 FEET; THENCE NORTH 49°30' EAST 2300 FEET; THENCE EAST 343 FEET; THENCE SOUTH 28°30' EAST 1910 FEET; SOUTHEASTERLY TO SOUTHEAST CORNER OF SECTION; THENCE WEST 5287.9 FEET, MORE OR LESS, TO BEGINNING. PARCEL 10

SECTION 2: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 5274.7 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 4499.9 FEET TO THE TOP OF A HIGH RIDGE; THENCE SOUTH 74°30' EAST 3590 FEET; THENCE SOUTH 70°30' EAST 1931 FEET; THENCE SOUTH 2820.3 FEET TO BEGINNING. (PARCEL 11)

SECTION 3: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 5285.3 FEET; THENCE NORTH 4170.8 FEET TO RIDGE DIVIDING DRAINAGE AREAS; THENCE NORTH 47°10' EAST 486 FEET ALONG SAID DIVIDE; THENCE NORTH 25°30' EAST 1310 FEET TO TOP OF A HIGH RIDGE; THENCE SOUTH 74°30' EAST ALONG SAID RIDGE 4524 FEET TO EAST LINE OF SAID SECTION 3; THENCE SOUTH 4499.9 FEET TO BEGINNING. (PARCEL 12)

SECTION 10: ALL (PARCEL 13)

SECTION 11: ALL (PARCEL 14)

SECTION 12: ALL (PARCEL 15)

LEGAL DESCRIPTION (CONTINUED)

STATE OF UTAH, COUNTY OF WASATCH

TOWNSHIP 1 SOUTH, RANGE 9 WEST, UTAH SPECIAL MERIDIAN.

SECTION 4: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE WEST ALONG SAID SECTION LINE 5287.3 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH ALONG SAID SECTION LINE 1498.7 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO J. WILLIS MOON AND PEARL MOON IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 24, 1953 AT ENTRY NUMBER 71935 IN BOOK 24 AT PAGE 203 OF THE OFFICIAL RECORDS OF WASATCH COUNTY RECORDER; THENCE NORTH 89°34' EAST 1913 FEET; THENCE NORTH 48°04' EAST 1240 FEET; THENCE NORTH 62°25' EAST 1440 FEET; THENCE NORTH 47°10' EAST 1633 FEET TO THE EAST LINE OF SECTION 4; THENCE SOUTH 4170.8 FEET TO THE POINT OF BEGINNING. (PARCEL 16)

SECTION 5: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE WEST ALONG SAID SECTION LINE 5293.2 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG SAID SECTION LINE 5293.2 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH ALONG SAID SECTION LINE 2392.4 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO PHILLIP MOON IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 30, 1953 AS ENTRY NUMBER 72535 IN BOOK 24 AT PAGE 288 OF THE OFFICIAL RECORDS OF WASATCH COUNTY RECORDER; THENCE SOUTH 42° EAST 1258 FEET; THENCE NORTH 89°34' EAST 4383 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE SOUTH ALONG SAID SECTION LINE 1498.7 FEET TO THE POINT OF BEGINNING. (PARCEL 17)

SECTION 6: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE WEST ALONG SAID SECTION LINE 5170.4 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH ALONG SAID SECTION LINE 3691.9 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO PHILLIP MOON IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 30, 1953 AS ENTRY NUMBER 72535 IN BOOK 24 AT PAGE 288 OF THE OFFICIAL RECORDS OF WASATCH COUNTY RECORDER; THENCE SOUTH 76° EAST 5441 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE SOUTH 1498.7 FEET TO THE POINT OF BEGINNING. (PARCEL 18)

SECTION 7: ALL (PARCEL 19)

SECTION 8: ALL (PARCEL 20)

SECTION 9: ALL (PARCEL 21)

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 4 AND IN SECTIONS 5 AND 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, INCLUDING ALL OF LOTS 1 THROUGH 30 OF THE RED CLIFF RANCHETTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE.

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 25, RED CLIFF RANCHETTS SUBDIVISION, WHICH POINT LIES 2630.42 FEET SOUTH 00°39'22" EAST FROM THE REBAR FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 5, AND RUNNING THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING TEN COURSES: (1) SOUTH 72°35'50" EAST 252.00 FEET; (2) NORTH 28°24'10" EAST 60.50 FEET TO THE CENTERLINE OF THE DUCHESNE RIVER THENCE ALONG SAID RIVER CENTERLINE THROUGH COURSES THREE TO TEN; (3) SOUTH 51°24'55" EAST 131.42 FEET; (4) SOUTH 41°21'02" EAST 713.46 FEET; (5) SOUTH 29°09'54" EAST 207.63 FEET; (6) SOUTH 21°43'59" EAST 91.57 FEET; (7) SOUTH 21°28'10" EAST 218.15 FEET; (8) SOUTH 45°30'07" EAST 50.00 FEET; (9) NORTH 79°29'53" EAST 246.48 FEET; THENCE LEAVING THE CENTERLINE OF A RIVER (10) SOUTH 00°35'50" EAST 1173.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4 OF SAID TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS SHOWN ON DUCHESNE COUNTY RECORD OF SURVEY #283; THENCE ALONG SAID LINE SOUTH 89°50'44" WEST 1319.34 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 4 AND 5; THENCE SOUTH 00°39'29" EAST 1321.56 FEET ALONG SAID SECTION LINE TO THE ORIGINAL BUREAU OF LAND MANAGEMENT (BLM) STONE FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 89°59'49" WEST 2617.42 FEET ALONG THE SOUTH LINE OF SAID SECTION 5 TO THE ORIGINAL BLM STONE FOUND MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 89°30'47" WEST 2651.07 FEET ALONG THE SOUTH LINE OF SAID SECTION 5 TO THE ORIGINAL BLM STONE FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°00'45" WEST 2912.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 TO THE ORIGINAL BLM STONE FOUND MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 88°14'31" WEST 1520.80 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 TO THE CENTERLINE OF A COUNTY ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FORTY COURSES: (1) NORTH 09°49'55" WEST 144.42 FEET; (2) NORTH 07°28'35" EAST 283.77 FEET; (3) NORTH 31°41'31" EAST 205.22 FEET; (4) NORTH 59°26'24" EAST 123.86 FEET; (5) NORTH 49°33'31" EAST 234.93 FEET; (6) NORTH 31°45'22" EAST 362.70 FEET; (7) NORTH 37°36'47" EAST 366.36 FEET; (8) NORTH 47°35'05" EAST 253.80 FEET; (9) NORTH 34°47'45" EAST 199.42 FEET; (10) NORTH 21°14'47" EAST 250.97 FEET; (11) NORTH 15°10'00" EAST 191.64 FEET; (12) NORTH 30°45'34" EAST 333.56 FEET; (13) NORTH 49°22'13" EAST 274.16 FEET; (14) NORTH 59°15'08" EAST 310.35 FEET; (15) NORTH 54°49'38" EAST 138.55 FEET; (16) NORTH 46°11'27" EAST 398.58 FEET; (17) NORTH 65°33'15" EAST 234.66 FEET; (18) NORTH 76°28'23" EAST 145.66 FEET; (19) NORTH 71°34'07" EAST 213.76 FEET; (20) NORTH 78°58'06" EAST 284.25 FEET; (21) NORTH 77°21'39" EAST 156.70 FEET; (22) NORTH 49°33'34" EAST 183.77 FEET; (23) NORTH 51°37'50" EAST 207.22 FEET; (24) NORTH 70°43'33" EAST 186.08 FEET; (25) SOUTH 82°07'51" EAST 156.82 FEET; (26) SOUTH 74°37'02" EAST 401.89 FEET; (27) SOUTH 68°08'58" EAST 208.90 FEET; (28) SOUTH 63°18'43" EAST 347.66 FEET; (29) SOUTH 71°11'05" EAST 161.31 FEET; (30) SOUTH 56°54'51" EAST 176.78 FEET; (31) SOUTH 82°32'33" EAST 198.80 FEET; (32) SOUTH 89°55'25" EAST 134.43 FEET; (33) SOUTH 86°44'42" EAST 181.33 FEET; (34) SOUTH 78°48'02" EAST 156.44 FEET; (35) SOUTH 80°50'05" EAST 93.72 FEET; (36) NORTH 84°32'49" EAST 135.03 FEET; (37) NORTH 87°12'51" EAST 249.57 FEET; (38) SOUTH 89°48'00" EAST 183.89 FEET; (39) SOUTH 80°34'57" EAST 135.04 FEET; (40) SOUTH 89°34'20" EAST 516.61 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF RED CLIFF RANCHETTS SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING SIX COURSES: (1) NORTH 01°06'58" EAST 514.99 FEET; (2) NORTH 89°59'23" EAST 620.27 FEET; (3) NORTH 66°04'53" EAST 509.18 FEET; (4) SOUTH 23°55'07" EAST 266.39 FEET; (5) NORTH 66°04'53" EAST 540.00 FEET; (6) SOUTH 54°35'26" EAST 451.49 FEET TO THE POINT OF BEGINNING. (PARCEL 22)

EXCEPTIONS

(Schedule B -- Section 2)

(Exceptions 1-11 are not survey related and are not addressed by or shown on this survey)

(12) An Easement set forth in a document granted to Salt Lake Pipeline Company (No representation is made as to the present ownership of said easement) by Instrument recorded November 13, 1948 as Entry No. 84536 in Book 23 at Page 65-67, affects Parcels 7 & 8; is plotted, but no width is given for the easement.

(13) All County Roads across the subject property. It's not know at this time if any of the roads crossing the subject property are designated as County Roads. The road alignments now existing were not surveyed, but are shown on the version of this survey with the USGS Quad Map superimposed as a background.

(14) The Reservation and Rights of Ingress and Egress as stated in that certain Warranty Deed (and other deeds of record with the same) recorded 1-17-91 under Entry No. 279199 in Book A-0197 at Pages 60-62, is blanket in nature and effects all of the subject property (Parcels 1-15) lying within Duchesne County.

(15) The Reservation and Rights of Ingress and Egress as stated in that certain Warranty Deed (and other deeds of record with the same) recorded 1-17-91 under Entry No. 154683 in Book 225 at Pages 515-516, is blanket in nature and effects all of the subject property (Parcels 16-21) lying within Wasatch County.

Memorandum of Assignment of Rights recorded November 12, 2003 as Entry No. 365772 in Book A409 at Pages 567 affects the subject property (Parcels 1-15) described therein lying within Duchesne County.

16 & 17 (Not addressed by or shown hereon).

(18) The Non-exclusive Easement Agreement recorded October 5, 2005 under Entry No. 372555 in Book A432 at Page 17, affect the subject property as follows: (Numbers match paragraphs under "Agreement" in said document)

2) The 200' water easement affects Parcel 22 as shown hereon; plotted. No width or exact description is given.

3) The 200' water easement affects Parcel 22 as shown hereon; plotted. No width or exact description is given.

4) The 80' pond easement affects Parcel 22 as shown hereon; plotted. No width or exact description is given.

5) The Irrigation line easement affects Parcel 22; not plotted, description is not retracable.

6) The Irrigation line easement affects the land adjoining Parcel 22 on the North; not plotted, description is not retracable.

(19) The Declaratory Statement of Covenant, Conditions and Restrictions of Red Cliff Ranchettes Homeowners Association, Inc., recorded November 7, 1986 under Entry No. 316585 in Book A0271 at Page 604, contains no specific legal description, but apparently affects the portion of Parcel 22 lying within the Red Cliff Ranchettes Subdivision.

(20) The Irrigation Pipeline Easement recorded February 18, 1993 under Entry No. 292430 in Book A222 at Page 50, affects Parcel 22 of the subject property; not plotted, no specific description included therein.

(21) The Right of Way Easement for power line recorded April 17, 1969 under Entry No. 149103 in Book A-9 at Page 181, affects Parcel 22 of the subject property; not plotted, no specific description included therein.

(22) The Contract and Grant of Easement for Fishing, recorded August 2, 1999 under Entry No. 335848 in Book A317 at Page 769, affects Parcel 22 and is shown hereon.

(23) The Contract and Grant of Easement for Parking and Fencing, recorded December 17, 1999 under Entry No. 338228 in Book A325 at Page 568, affects Parcel 22 of the subject property; not plotted, no specific description included therein.

24-26 (Not addressed by or shown hereon)

SURVEYOR'S NOTES:

1) Bearings and distances shown in parentheses are record; all others are measured unless noted otherwise.

2) Several of the fences found near the property lines on the original date of survey of the subject property do not appear to have been built with the aid of a survey. Any or all of these fences may have been removed or replaced since that time. Among these are:

a) The fence along the Westerly end of the Northerly line of the property (lying within Township 1 South, Range 9 West) is a fairly recently built fence that does not appear to follow the existing boundary lines.

b) The fence along the Westerly boundary line ranges from about 7' East of the boundary to about 2' West of the boundary.

c) The fence running along the Southerly boundary line of the property in Township 1 South, Range 9 West, roughly follows the Section line, but appears to wander away from it at times, as shown.

d) The fence running along the Northeasterly boundary line, in Sections 9 and 10 of Township 1 South, Range 8 West, runs between 2' and 9' inside the property line. This may constitute an area of unwritten conveyance.

e) The fence lines running within Section 15 of Township 1 South, Range 9 West. These areas may constitute an area of unwritten conveyance. The neighboring property owner, Shelly Fabrisio, expressed concern at the time of the original survey that the fences have been long-established.

It's recommended that concerned parties contact Ms. Fabrisio to resolve any perceived boundary concerns.

3) The use of the word "certify" or "certification" within this survey only constitutes an expression of professional opinion regarding those facts and findings shown on this survey, and does not constitute a warranty or guarantee, either implied or expressed.

REFERENCES

Duchesne County Recorder's Office: Tax maps, Red Cliff Ranchettes Subdivision, Record Documents (Entry Number): 356620, 777778.

Duchesne County Surveyor's Office: Section Corner Tie Sheets, Record of Survey Nos.: 283, 468, 1014, 309, 1249, 1127.

Wasatch County Record Documents (Entry No.): 264952, 72535, 71935

Original Bureau of Land Management Surveyor's Notes for Township 1 South, Range 8 West and Township 1 South, Range 9 West, Uintah Special Base and Meridian.

That certain "RECORD OF SURVEY -- WRIGHT RANCH TABIONA", prepared by Richardson Surveying, Inc. and dated 02-23-04.

The previous Boundary Survey dated 8/25/04, by James V. Wehde, Dominion Engineering Associates, L.C.

County Surveyor's File # 3375

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| DRAWN | JVW 11/07 | CHECKED | JP 11/07 | WHISPER CANYON, LC. |  Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000 | ALTA/ACSM LAND TITLE SURVEY | PROJECT NO. 1384-01 | |
| DATE | | DATE | | | | | | SHEET NO. 1 OF 5 |
| DESIGNED | | PROJECT ENGINEER | | | | | | FILE NAME: SCALE: |
| APPROVED | JVW 11/07 | JDP | | Tabiona, Wasatch & Duchesne County, Utah | | SAND CREEK RANCH | | |
| DATE | | PROJECT MANAGER | | | | | | |